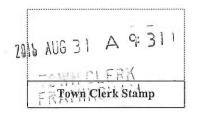
FORM A - APPLICATION COVER LETTER

Framingham Planning Board

Memorial Building • Room B-37 • 150 Concord Street Framingham, MA 01702-8373 (508) 532-5450 • planning.board@framinghamma.gov





Office Use Only	Project Number:	Public Hearing Date:	Filing Fee:
	1 11 (110 10	1114114	3 - 1.2 - 1 - 1 - 1

In accordance with the requirements set forth in the Town of Framingham Zoning By-law, the undersigned hereby petitions the Planning Board for one or more approvals for the premises indicated below.

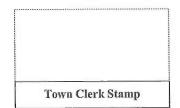
General Property Information	
Name: PARTNERS 4 REALTY TRUST	
Address: 163 NEWRUMY ST. FRAMICHAM	400000
Name: PETER REMIS ENGINEER (VE)ESE	
Name: 1787 1884 1988	Phone: 509-380-4916
Address: 37 PUNNAILE RD SOUTH BOND, WA	Email: bemisaeder
Property Owner Information (if different than Applicant)	
Name: SAME ASAPPUCAUT	Phone:
Address:	Email:
Engineer/Land Surveyor Information	0
Name: SAMEAS COUTACT	Phone:
Address:	Email:
General Property Information	
Property Address(es): 23/ WONLES REN 160A	D
Framingham Assessor's Information: Parcel I.D: 103-7	3-1975
	8
Parcel I.D:	
Zoning District: BUSINESS Overlay Dist	rict: <u>PC</u>
Precinct Number:	_
The record title stands in the name of: PARTNERS 4 1	REALTY TRUST

FORM A - APPLICATION COVER LETTER

Framingham Planning Board

Memorial Building ^a Room B-37 ^a 150 Concord Street Framingham, MA 01702-8373





(508) 532-5450 • planning.board@framinghamma.gov

Office Use Only Project Number:

General Property Information

PB-030-16

Public Hearing Date:

Filing Fee:

\$1524.20 TOTAL

In accordance with the requirements set forth in the Town of Framingham Zoning By-law, the undersigned hereby petitions the Planning Board for one or more approvals for the premises indicated below.

Applicant's Information	0.4 - 1 51 15
Name: PARTNERS 4 REALTY TRUST	Phone: 505-370-0400
Address: 163 NEWBURY ST. FRAMMCHAM	Email: Mseadica
Project Contact Information	34 340 0002
Name: FETER SEMS ENGINEERING	Phone: 508-380-9710
Name: PETER BEMIS ENGINEER UNDESCHA	Email: benisaled con
Property Owner Information (if different than Applicant)	
Name: SAME ASAPPUCAUT	Phone:
Address:	Email:
Engineer/Land Surveyor Information	
Name: SAMEAS CONTACT	Phone:
Address:	Email:
	×
General Property Information	
22/1/20/05/05/05/05/	X
Framingham Assessor's Information: Parcel I.D: 103-2	3-1975
Parcel I D:	0 - 1-15
Dangel I De	
20.185	
Zoning District: 305/NESS Overlay Dist	rict:
Precinct Number:	
The record title stands in the name of: PARTWERS 4 1	LEAL THE TRUET
The record due stands in the name of:	- SICH TWO ST

Submission Type (Please check all that apply and complete respective forms)

FORMS	A, B, and C ARE REQUIRED
	Site Plan Review Major (FORM E)
	Site Plan Review Minor (FORM E)
	Modification to Site Plan of new gross floor area greater than 1,000 sq. ft. of new gross floor area (FORM G)
	Minor Modification to an Approved Site - Minor Engineering Change (FORM G)
	Minor Modification to an Approved Site - Insignificant Plan Change (FORM G)
V	Special Permit (FORM L) EXEMPTION LOADING SPACE
	Special Permit – Land Disturbance (FORM J)
	Special Permit - Neighborhood Cluster Development (FORM L)
	Special Permit - Agriculture Preservation Development or Open Space Cluster Development (FORM L)
	Special Permit – Planned Unit Development (PUD)
	Modification to Special Permit <i>(FORM G)</i>
	Extension of Time – Approved Site Plan Review and/or Special Permit (FORM H)
	Repetitive Petition - Consideration of a petition for a rehearing from the Zoning Board of Appeals (FORM L)
	Public Way Access Permit (FORM F)
	Scenic Roadway Modification (FORM I)
	Approval Not Required (FORM K)
	Preliminary Subdivision
	Definitive Subdivision
	Application to Modify Zoning District
V	Other: SPECIAL PERMIT OFF STILLER CONTING IV. C35
Author	ized Signature – Applications shall not be accepted without a required signature
As the Ov	vner (or authorized designee), I make the following representations:
	ov certify that I am the owner (or authorized designee) of the property located at 231 Workes 7672 RD

Authorized Signature - Applications shall not be accepted without a required signature
As the Owner (or authorized designee), I make the following representations:
1. I hereby certify that I am the owner (or authorized designee) of the property located at 231 Woncestage RD
2. I hereby certify that the applicant named on this application form has been authorized by the owner to
apply to develop and/or use the property listed above for the purposes indicated in this application package.
3. I hereby certify that the agent, engineer, and/or architect listed on this application have been authorized to
represent this application before the Planning Board to conduct site visits on the property.
4. I will permit the Planning Board to conduct site visits on the property.
5. Should the ownership of this parcel change before the Planning Board has acted on this application, I will provide
updated information and new copies of this signature page.
Owner (or authorized designee) Name: MICHAEL SEADIA
Owner (or authorized designee) Signature:
* If applying on-line by typing your name in the above boxes you certify, under the pains and penalties of perjury, that the information on this application is true and complete.

Project Description - Brief description of the project

RAZE EXISTING 4,025SF FORMER RESTAURANT + PARTANGUOT.
CONSTRUCT 1STY 4,140SF MARTIALARTS FACILITY WITH 25SPACES
(ONE ACCESSABLE SPACE), NEW UTILITY SERVICES Y
LANDSCAPING IMPROVEMENTS AND FREE STANDING
MONUMENT SIGN AS ALLOWARIE BY RIGHT.

List of all submitted materials (include document titles and dates) below.

COVERLETTER, STORMWATER REPORT, SITE DEVELOPMENT, PLANS, BUILDING SCHEMATIC PLANS 8-23-16 APPLICATION FORMS	7

Zoning and Use of Surrounding Property Information

	Zoning Designation	Land Use
Parcel(s) of the North	B	CIRCLE FURMTUNE RETAIL
Parcel(s) of the East	B	MULTITENANT IZEDAIL
Parcel(s) of the South	B	HONEY BAKCOHAM KEYAIL
Parcel(s) of the West	B	CIRCLEFUNITURE RETAIL

Fiscal Information

Current Assessed Value of the Site	\$ 362,500
Estimated Value of Project-related Improvements	\$ 500,000
Current Total Local Tax Revenue from Site	\$ 14,118 (EST.)
Estimated Post-development Local Tax Revenue	\$ 24,600 (EST.)
Estimated Number of Project Related Jobs Created	Construction Jobs: 30
	Permanent Jobs: 5 Part-time Jobs: 2

CLICK BELOW TO SUBMIT THIS FORM TO THE PLANNING BOARD

Email

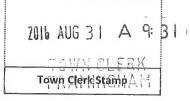
FORM E - SITE PLAN REVIEW APPLCIATION

Framingham Planning Board

Mailing Address:

Memorial Building • Room B-37 • 150 Concord Street Framingham, MA 01702-8373 (508) 532-5450 • planning.board@framinghamma.gov





Office Use Only	Project Number:	Public Hearing Date:	Filing Fee: \$1524.20 Total
Property Address:	231 WORCE		CAD
Submission Type (Check all t	that apply)		
	Site Plan Review Section VI.F.		(a)
	Site Plan Review Section VI.F.		
Review Limited	d Site Plan Review under th	e Dover Amendmei	nt, M.G.L. Ch. 40A, Section 3
第11 470年的自由的			(A)
Chapter 43D Applica	ation - Priority Development	Site	
Project Information			efu.
Attorney Name:		Email:	
Mailing Address:			Phone:
Dent Dent Dent Dent Dent Dent Dent Dent		ann C	
Project Engineer Name:	PETER BEMIS, SKELLE	Email:	phemis aedema con
Mailing Address: 327	VANPIKERD, SOU	THBONO, MA	Phone: 508-320-9972
Traffic Engineer Name:		Email:	and the second of the second s
Mailing Address:	4.5		Phone:
Stormwater Engineer Na	me: Perra Rejus A	Email:	
Mailing Address:	1 -1 -1 -1 -1 -1		Phone:
Landscape Architect Nan	ne:	Email:	

Phone:

FORM E - SITE PLAN REVIEW APPLCIATION

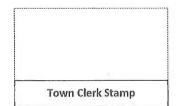
Framingham Planning Board

Memorial Building • Room B-37 • 150 Concord Street Framingham, MA 01702-8373 (508) 532-5450 • planning.board@framinghamma.gov

Landscape Architect Name:

Mailing Address:





Project Number: **Public Hearing Date:** Filing Fee: Office Use Only PB-030-16 91524.20 Total **Property Address:** Submission Type (Check all that apply) Major Site Plan Review Section VI.F.2.b Site Minor Site Plan Review Section VI.F.2.a Plan Limited Site Plan Review under the Dover Amendment, M.G.L. Ch. 40A, Section 3 Review Chapter 43D Application - Priority Development Site **Project Information** Email: **Attorney Name:** Phone: **Mailing Address:** Project Engineer Name: PETER BEMIS & Email: Mailing Address: 32 TURN PIKERD. SOUTHBORD, MA **Traffic Engineer Name:** Email: Phone: **Mailing Address:** PENOREMIS EDC Email: **Stormwater Engineer Name:** Phone: **Mailing Address:**

Email:

Phone:

Property Information

Current	t Use of Property: _	VACANT	FORMER	RESTAURAN	7	
Propos	ed Use of Property:	MARTIAL	ANTS ST	VDIO		

Zoning Data

2011116 Dutu			
Please refer to the Framingham Zon	0 0		d
Section IV.E. Dimensional Requir	ements for additio	nal information	
	Existing	Proposed	Required
Lot Area (square feet/acres)	954610.448	1954610.448	600010.131
Frontage of Property (feet)	103.70	103.70	50.60
Front Setback (feet)	29.0	26.0	25
Side/Rear Setback (feet)	4.7/107.3	19.3/84.8	15
Minimum Landscape Open Space Surface Ratio (%)	34.8	39:5	20
Building Height (feet)	25TY (26+)	1STY (16')	80
Lot Coverage (%)	63.2	60.5	80
Gross Floor Area Ratio of Building(s)	40255	4140SF	-
Floor Area Ratio (gross floor area of buildings(s) ÷ size	421	0.21	0.37
of parcel)	0.21	0.21	0.52
	All the latest the lat		
Number of Parking Spaces	22	25	21
Handicap Parking Spaces	0	1	
Bicycle Parking Spaces	0	5	5
Loading Spaces	0	EXCEPTION DRIVE	
Number of Loading Bay	0	0	0

Other Applicable Local, State and Federal Permits and Approvals:

- The Building Commissioner has reviewed this application/plans? (Original written determination <u>must</u> be provided, FORM B)
- The lot is on a Scenic Road? (see Article VI, Section 10 of the Town of Framingham' General By-Laws) (If yes, The applicant must indicate if any repair, maintenance, reconstruction, paving work or other activities result in the cutting or removal of trees, or the tearing down or destruction of stone walls, or portions thereof. A Modification to a Scenic Road application may need to be filed.)
 - The project impacts Public Shade Tree as protected by MGL c. 87, Sect. 3.?
 - The project involves alteration or demolition of buildings which are at least 50 years old? (If yes, the applicant must obtain a determination of historical or architectural significance from the Framingham Historical Commission in conformance with Article V. Section 17A. of the Town of Framingham' General By-Laws.)
 - The lot is situated in an historic district? (see Article V. Section 5. of the Town of Framingham's General By-Laws)
 - The proposal has an impact on interests and values protected by the Framingham Wetland Protection By-Law? (see Article V. Section 18. of the Town of Framingham's General By-Laws.)
 - The project is located in a designated federal Floodplain Hazard Zone?
 - The project has received or will require a special permit(s) from the Zoning Board of Appeals? (Please attach a copy)
- The Project has received or will require a variance(s) from the Zoning Board of Appeals? (Please attach a copy)
 - The Project will require a Street Opening Permit from the Board of Selectmen?
 - The Project will require a Massachusetts Highway Department Permit?
 - The Project will require a Public Way Access Permit? (see Article VI., Section 8. of the Town of Framingham's General By-Laws.)
 - The Project is subject to the Highway Overlay District Regulations, Section III.E.?
 - The Project is subject to the Mixed Use Regulations, Section V.G.?
 - The Project is subject to the Affordable Housing By-Law, Section V.H.?
 - The project is subject to the Land Disturbance By-Law, Section V.F?
 - The Project is subject to the Automatic Carwash/Self-service Carwash, Section V.C.?
 - The Project has received/apply for Wireless Communication Approval?
 - The Project is requires a National Pollutant Discharge Elimination System (NPDES permit)?
 - The Project is a designated Brownfield Site and/or subject of a 21E Survey?

Site Plan Review Application Checklist

An application for site plan review and approval shall be prepared by qualified professionals registered in the Commonwealth of Massachusetts as follows: a professional land surveyor and/or engineer shall prepare all site plans; a professional landscape architect shall prepare all landscape plans; and an architect shall prepare all renderings for building elevations and building plans. The Planning Board shall review projects based on **major** and **minor** site plan review as outlined in Section VI.F.2.

Content and Scope of Applications: Section 21.1.1 of the Planning Board Rules and Regulations.

content and scope of Applications. Section 21.1.1 of the Flamming Board Ratios and Regulations.
Applications for both major and minor site plan review shall submit plan sets with a cover sheet
containing the following information.
1. Address(es) of the proposed project.
2. Identification of parcel by Parcel ID.
3. Project Title
4. Prepared by/Prepared for:
5. Professional Engineer and/or Land Surveyor licensed in the Commonwealth of Massachusetts stamp and signature.
6. Registered Architect stamp and signature.
7. Zoning Table showing the existing, required, and proposed dimensions in accordance with Section IV.E, Dimensional Regulations.
8. Parking Table, showing the existing number of parking spaces, required number of parking spaces, and the proposed number of parking spaces. This Table shall include the dimensions of the proposed parking spaces, number and dimensions of the handicap accessible spaces, and number and dimensions of loading spaces.
9. Maximum seating capacity, number of employees, or sleeping units if applicable.
10. Locus Map to allow adequate consideration of the surrounding neighborhood, a plan of adjacent properties shall be presented at a scale of not less than one inch equals 100 feet or at the same scale as the proposed site plan if practical. This plan shall show the general characteristics of all lands within 300 feet of the proposed site or such other distance as may be reasonably required, including structures, parking areas, driveways, pedestrian ways, and natural characteristics. Any structures or significant change in topography within 50 feet of the lot line shall be located precisely on said plan.
Content and Scope of Applications: Section 21.1.2 of the Planning Board Rules and Regulations.
Applicants for both major and minor Site Plan Review shall include the following information on all plan
1. Address(es) of the project, identification of parcel by Parcel ID, and Project Title; Plan sets shall be accurately drawn to a scale of one inch equals 20 feet to one inch equals 60 feet, where practical and appropriate to the size of the proposal.

	2. Planning Board Signature Block at approximately the same location on each page of the submitted plans.
9	3. North arrow and scale of drawings.
IU	4. Date of plan and revision dates.
	Location of pedestrian areas, walkways, flow patterns and access points, and provisions for handicapped parking and access, and bicycle accommodations.
1	5. Locations and dimensions, including total ground coverage, of all driveways, maneuvering spaces and aisles, parking stalls and loading facilities, and proposed circulation of traffic.
Content and S	Scope of Applications: Section 21.1.3 of the Planning Board Rules and Regulations.
	major site plan review shall include the following sheets within a plan set shall include the twhere applicable
j	1. Existing Conditions site plan, showing the locations of all infrastructure on- and off- site, including sidewalks and roadways which are public and private, square feet and dimensional of all existing buildings on-site, existing off-street parking areas with dimensions of landscaping area.
1	2. A landscape plan at the same scale as the site plan, showing the limits of work, existing tree lines, and all proposed landscape features and improvements including planting areas with size and type of stock for each shrub or tree.
	3. A photometric plan showing both the intensity of illumination expressed in foot-candles at ground level to the property's boundaries and the location, orientation, height, wattage, type, style, and color of outdoor luminaire(s) for all existing and proposed lighting. Photometric plan and details should be designed in accordance the Article 22: Site Plan Review Lighting Requirements, in the Planning Board's Rules and Regulations, herein.
	4. Dimensions of proposed buildings and structures, including gross floor area, floor area ratio, total lot coverage of building, and breakdown of indoor and outdoor floor area as to proposed use. Area dimensions to include Lot Coverage of Building, Paved Surface Coverage, and Landscaped Open Space and Other Open Space, with percentages of these items to be provided and to total 100 percent of the lot area.
	5. Color architectural renderings of new and redevelopment building projects.
	6. Parking Plan showing the drive aisle widths, turning radius, stall heights and widths, locations of pedestrian and bicycle amenities, and landscaping.
Applicants for	minor site plan review shall include the sheets within a plan set forth in subsection 21.1.3 applicable, except the plans set forth in subsection 21.1.3.3 need not be submitted for

Town of Framingham Planning Board <u>www.Framinghamma.gov</u> Monday-Friday, 8:30am - 5:00pm

minor site plan review.

Content and Scope of Applications § VI.F.4.a.1)-12)

1. A written statement outlining to project, expected start of constru	the estimated time required to complete the proposed ction, and all phases thereof.
 The number of seats and/ Evidence the project is in loading requirements, The forms of ownership o A summary of the provisionall land that will become of indicate compliance with Drainage calculations prepared Commonwealth of Massachusetts set forth by the MassDEP Stormw Works, using Best Management F 	or number of employees, compliance with the Town's off-street parking and off-street of the property, and ons for ownership and maintenance thereof, identification of common or public land, and any other evidence necessary to this By-law. It is a professional engineer registered in the second design must conform to the requirements of the Management Standards and Department of Public Practices. Furthermore, the report may include Town, state, blished standards for implementing best management
description of how the project w	the Urban Design Objectives Narrative which provides a ill be designed to encourage complete streets including discourse amenities, and their potential connections to the estem.
	ines proposed best management practices, low impact energy efficiency features utilized on-site.
including HVAC equipment; nois regarding possible future expans removal systems; location and op-	gn and location of proposed mechanical equipment, e levels related to mechanical equipment; information ion, if relevant; location and operation of trash storage and peration of loading facilities, measures taken to minimize the s of such facilities on abutters; and hours of operation for
connection points. The report shapipes; a video inspection where a anticipated impact of the project infrastructure. Where such deter report shall indicate what invest	g and/or proposed sewer service infrastructure on-site and all include a detailed description of the conditions of the appropriate and/or necessary; a detailed description of the on the Town's sanitary, stormwater, and sewer minations cannot be made at the time of application, the igations must be undertaken by the Applicant to make such for completion of the report shall be submitted for review by

U	8. A written report of any proposed blasting or soil compaction activities that will take place during construction activities. The report shall include methods of abutter notification, methods for testing and data collection, and a summary of how real property damage will be investigated.
9	9. A written summary of water service infrastructure detailing the anticipated impact of the project on the Town's water delivery infrastructure and supply. The summary shall indicate the likely improvements to infrastructure that are necessary to accommodate the identified impacts. Where such determinations cannot be made at the time of application, the report shall indicate what investigations must be undertaken by the Applicant to make such determinations; a timeline for completion of the report shall be also submitted for review by the Department of Public Works.
V	 10. A written Parking Impact Report shall be submitted detailing the existing and proposed parking for the project including the following: Existing off-site neighborhood parking conditions, including identification of streets likely to be affected by the project; Projected impact of project; and Proposed methods to mitigate the estimated adverse impacts cause by the project related to parking such as promoting the use of bicycles, public transportation, or other appropriate means.
	 11. A written Traffic Impact Report shall be submitted for all projects requiring major site plan review. This report shall include existing pedestrian and vehicular traffic volume, composition, peak hour levels, existing street and sidewalk capacity, and analysis of existing and resulting level of services (LOS) for the following: The nearest and/or most impacted public roadway intersection; The estimated average daily traffic generation, including composition and peak hour levels; The directional flows resulting from the project; Any proposed methods to mitigate the estimated traffic impact such as promoting the use of public transportation, roadway improvements, or other appropriate means; The methodology and sources used to derive existing data and estimations; and The feasibility of traffic calming measures such as textured crosswalks, bike lanes, roundabouts, rumble strips, street trees, or bulb-outs.
	 12. A written Environmental Impact Report, including a Stormwater Report, and a Stormwater Management System Maintenance Report shall be submitted for projects requiring major site plan review, new construction of a building of any size, and/or installation of a stormwater management system The report should include: Information regarding the impact of storm water runoff on adjacent and downstream water bodies, subsurface ground water, and water tables. Information regarding the potential erosion and sedimentation caused by the operation and maintenance of the project and the mitigation efforts proposed. To this

end, high intensity soil mapping, i.e., test borings and analysis, may be required.

- For projects with significant environmental impacts to wetlands, floodplains, or other sensitive resources the Applicant shall include a report detailing the relationship of the project to the natural and man-made environment, and compatibility of the project with adjacent or surrounding land uses and neighborhoods. An Environmental Impact Report (EIR) required through the Massachusetts Environmental Policy Act (MEPA) process, which addresses the Planning Board's concerns, may be substituted in lieu of this report;
- Proposed methods to mitigate the estimated environmental impacts such as promoting the use LID, best management practices, and other methods of design.

Waiver. The Planning Board, at its discretion, may waive technical and/or submittal requirements of Section VI.F.5. for a project, where such technical and/or submittal requirements are not appropriate or relevant to the project. All Applicants seeking waiver request shall provide a detailed description of the need for relief from the technical and/or submittal requirement.

CLICK BELOW TO SUBMIT THIS FORM TO THE PLANNING BOARD

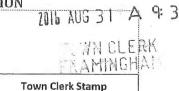
Email

FORM J - SPECIAL PERMIT FOR LAND DISTURBANCE APPLICATION

Framingham Planning Board

Memorial Building * Room B-37 * 150 Concord Street Framingham, MA 01702-8373 (508) 532-5450 * planning.board@framinghamma.gov





Office Use Only

Project Number:
PB-030-16

Public Hearing Date:
Filing Fee:
41524.20 74-11

Property Information

Address of Property:

Address of Property:

Public Hearing Date:
Filing Fee:
All Sign Fee:
All Si

Applicability (Please check all that apply)

Section V. F.c.(1).(a)-(d) applies to any proposed Land Disturbance activity on all existing Lots and/or new Lots created as follows:

(a) Any soil disturbance greater than 4,000 square feet on an existing or proposed slope of more than fifteen (15%) percent;

(b) Any Earth Removal or Earth Fill of more than 400 cubic yards;

(c) Any Earth Moving activity of more than 1,000 cubic yards;

(d) Any clearing of more than fifty (50%) percent of the Lot's area or more than 40,000 square feet, whichever square footage is less, but not including Lots with an area of 10,000 square feet or less.

Project Information

Project information	
Total Area of the Parcel(s) (acre/square feet)	0.448 1 19546
Total Area of the Parcel(s) that is wetlands/vernal pools/waterway (acre/square feet)	010
Total Area to be Disturbed (acre/square feet)	0.36 115900
Total Area Upland (acre/square feet)	0.449 119541
Total Amount of Fill Required for the Project (cubic yards)	7.00
Percent of the Land to be Disturbed (percentage)	8/ %
Percent of Land under the Jurisdiction of the Conservation Commission (percentage)	0 %
Total Area within the 30' No Build Zone as defined by the Conservation Commission	A / A
(acre/square feet)	0.0
Total Area within the 100' No Disturb Zone as defined by the State of Massachusetts	010
(acre/square feet)	0.0
Total Area within the 125' No Disturb Zone as defined by the Framingham	0/0
Conservation Commission (acre/square feet)	_0 .0
Type of Fill to be used	I-hocessed 67AUEL

Residential Projects

	Existing	Allowed	Proposed
Number of Residential Dwellings			
Number of Proposed Driveways '		23 F V	

FORM J - SPECIAL PERMIT FOR LAND DISTURBANCE APPLICATION

Framingham Planning Board

Memorial Building = Room B-37 = 150 Concord Street Framingham, MA 01702-8373 (508) 532-5450 = planning.board@framinghamma.gov



Town Clerk Stamp

Office Use Only	Project Number		Public Hearing Date:	Filing Fe	
	PB-03	0.16	01/21/10	91	324.20 Rotal
Property Information				2	
Address of Property:	23	I WON	LESTER	KOAD	
A 15 1-5154 (D11	11 tla - t])			
Applicability (Please ch Section V. F.c.(1).(a)-(d)			d Disturbanco activity	on all ovicting	Lots and for new
Lots created as follows:	applies to any	proposeu Lan	u Disturbance activity	on an existing	Lots and of new
	e greater than A (MA square feet o	n an existing or proposed	slone of more th:	an fifteen (15%) percent:
(b) Any Earth Removal				stope of more the	an inteen (1070) percent,
(c) Any Earth Moving a				000	
			Lot's area or more than 40	,000 square feet,	whichever square
footage is less, but not	including Lots Wi	th an area of 10,0	oud square feet or less.		
Project Information					a world
Total Area of the Parcel(s) (a				0.44	1 19546
Total Area of the Parcel(s) th			erway (acre/square feet)	031	1000
Total Area to be Disturbed (a				0:36	1 15900
Total Area Upland (acre/squ		(111-)		0.49	19546
Total Amount of Fill Require					31 %
Percent of the Land to be Dis Percent of Land under the Ju			mmission (nargentage)	6	%
Total Area within the 30' No					70
(acre/square feet)	bullu zone as ue	inied by the Cons	sei vation Commission		0'0
Total Area within the 100' N	o Disturb Zone a	s defined by the S	State of Massachusetts		0 / 0
(acre/square feet)	o Distail B Zone at	s defined by the c	oute of Massachasetts	() ' ()
Total Area within the 125' N	o Disturb Zone a	s defined by the I	Framingham		1/0
Conservation Commission (a			8	_0	
Type of Fill to be used				Proc	ESSED GRAVEL
Residential Projects					
	SELECT MALES	Existing	Allow	ed	Proposed
Number of Residential Dw	ellings				4
Number of Proposed Drive					
THE PROPERTY OF THE PARTY OF TH					

Site Management and Control

(a) Building envelopes for structures, driveways, wastewater disposal, lawn areas and utility work are designed and delineated in a manner to limit land disturbance to the greatest extent possible

STORM WATER MANAGEMENT SYSTEM INCCUBED

WISITE PLAN INCCUDES ENTRANCEAPRON ETUSION

CONTROL BARRIER & METHODS+PROCEDURES TO

ENSURE SOIL STABILIZATION & NO ERODABLE SURFACES

VOURTING the construction plan (Incortions for transparents)

(b) Briefly outline the construction plan (locations for temporary uses such as the parking of construction vehicles, trailers, and stockpiling of equipment and materials) and methods for properly disposing of all waste products, grubbed stumps, slash, construction materials, etc. and dust control measures.

SEE SITE PLAN & ITEM A ABOUT

(c) Briefly describe all temporary Erosion and Sedimentation Control Measures to be employed during construction.

SEC SITE PLANTITEM A ABUT

(d) Briefly describe all permanent Erosion and Sedimentation Control Measures to be installed post construction and permanently maintained.

ROOF RUNOFF WILL BE DIRECTED TO ONSTE INFILMATION SYSTEM ALL WORK LIMITS ARE TO BE STABILIZED & PROPERTY TREATED W/ COAMISCED OR PLANTINGS

(e) Timeline for Project.

6 Man 7HS

Control of Stormwater Runoff

(f) Briefly describe how the Project will not increase the rate, concentration, or velocity of runoff from the site and how the project will minimize the volume of runoff from the site onto abutting properties.

SITE ACTUALLY REDUCES TOTAL IMPERUIUS LIMITS
IN POST CONSMICTION CONDITION, HOWEVER DESIGN
INCLUDES 1007. RECHANGE OF ROOF RONOFF TO
SIGN FROMTY REDUCE RINOFF FIRM PROTECTSTE

(g) Briefly describe how the Project will not adversely impact the abutting properties by changing the volume of Stormwater Runoff which would result from the land disturbance activities including but not limited to Erosion, silting, flooding, Sedimentation, subsidence or impacts of runoff from the site onto abutting properties.

ENESIGN CONMOR BAMERIS PS PARSUSHOD AT PERUMETER OF WORK LIMITS, CONSTRUCTION APRON WILL PROVENT SEDIMENT TRANSPORT TO UBLIC + PMIVATEWAYS.

(h) Briefly describe how the Project will no adversely impact the groundwater resources in terms of quantity or quality.

SITE CONNENTY HAS NO STURMWATER PECHANGE, 100). ROOF PONIFF WILL BE RECHARGED POVIDING EFICCIENT & IMPANTED QUANTITY T QUALITY OF GAUNDWAREN DESUNCES

Protection of Natural Features and Vegetation

(i) If applicable, please list and endangered species or wildlife habitats and corridors, natural landscape features, and scenic vistas and views on the Property. If applicable, please describe how the project will site buildings, structures or parking facilities to ensure they do not detract from the Site's scenic qualities.

EXSTING MASONRY WALL + TILBES WHEN POSSIBLE WILL BERETMINED - NOT SITE OF SIGNIFICANT CUILDUFE HABITAT

(j) Please briefly describe the characteristics of the site or provide photos that are representative of the Site, If applicable, please provide a list of all trees greater than 6" in diameter – stating the species and site and denote these trees on the Site Plan.

> TREES SUITABLE FOR RETENTION ARE IDENTIFIED ON STIC PLAN.

Protection of Historic Resources

(k) Please provide a list of all historically significant resources on-site

BUILDING ALTHOUGH OVER SOYEARSOLD HAS NO ANCHITE CTURAL SIGNFICANCE & IS IN EXTREMELY POOR CONDITION, MASONA WALL ALONG ROUTED WILL BE RETAINED

(I) Briefly describe all reasonable measures that shall be employed to protect historic resources including but not limited to historic landscape features both above and below ground, buildings, structures, objects, stone walls, foundations, and designed landscapes and gardens.

MASONA WALL ISMOST SIGNFICANT FEATURE

Special Permit for Land Disturbance Application Checklist for Plan Content

Please insure that your application and site plans include all the items below. If a site plan does not contain the required information you may request waiver. Waiver requests must be accompanied by a written explanation for request. (**Please note: Failure to complete all items may result in your application being deemed incomplete and may cause a delay in processing your application.)

	Any person who desires a Land Disturbance Special Permit shall submit a plan prepared and stamped by a Professional Engineer and a Professional Land Surveyor each registered in the Commonwealth of Massachusetts, at a scale of one inch equals twenty feet (1"=20') showing.
9	North arrow, scale, and date.
	Locus map showing the parcel in relation to the surrounding properties.
1	Name of record owner(s) of land shown on the plan.
	Boundaries and existing and proposed topography of the property, including contours at a 2- foot interval, using (National Geodetic Vertical Datum 1929) NGVD29 as it may be updated from time to time and specifying NGVD29 on all elevation drawings, specifically indicating the areas on which the activity is proposed to occur, and clearly noting if the activity is on an area greater than 4,000 square feet or on Slopes 15% or greater.
9	The size and location of all existing and proposed buildings, structures, utilities, roads, driveways, parking areas, and areas of cut and fill on the site and the location of all structures on abutting properties within 100 feet of the property lines of the parcel.
1	Property lines, easements and/or other legal rights within the property lines.
	All wetlands and wetland resource areas as defined in M.G.L. Ch. 131, §40, and the Framingham Wetlands Protection Bylaw, Article V, §18 of the General By-laws, drainage patterns, and watershed boundaries. Also include a delineation of the 100-year floodplain and all bodies of water, including vernal pools, streams, ponds, and coastal waters within 125-feet of the project site/limit of work and the delineation of a 30-foot nocut/no alteration zone.
	Submission of a scaled landscape plan that delineates on a single sheet the existing vegetation both on the Lot and in the right-of-way, the vegetation to be removed or relocated, the re-vegetation and the limit of work. The limit of work shall include all building, parking, and vehicular use areas, and any grading associated with the proposed development. Include a planting plan to ensure permanent re-vegetation of the site except for Disturbed Areas that will be covered by gravel, hardscape or a building or structure. If applicable, include:
	Upland vegetation communities, including trees, shrub layer, ground cover and herbaceous vegetation.
	Size and height of trees, of Specimen Trees and/or significant forest communities.
	Location of any rare and endangered species as mapped by the Massachusetts Natural Heritage Program.
	The location of any proposed stockpile locations.
	Detailed drawings and design calculations of all temporary and permanent stormwater management and Erosion and Sediment control structures and devices.
	A narrative documenting the species and quantities of Specimen Trees and/or other vegetation to be removed or relocated within the project area.
	If applicable, include a statement prepared by a certified arborist for the proposed relocation of any existing Specimen Tree explaining how said tree is to be relocated and maintained.

CLICK BELOW TO SUBMIT THIS FORM TO THE PLANNING BOARD

Photographs of the site prior to disturbance shall accompany the application.

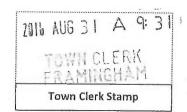
Email

FORM L - SPECIAL PERMIT APPLCIATION

Framingham Planning Board

Memorial Building • Room B-37 • 150 Concord Street Framingham, MA 01702-8373 (508) 532-5450 • planning.board@framinghamma.gov





e Only	Project Number: PB-030-16	Public Hearing Date:	Filing Fee: P7524. 20 Total
		STER ROAD	
Use (II.E. Reduction Dimensi L'ocation Unif-Streen Historic Transfer Mixed Unif-Active A Drive-Th Neighbo	on in the Required Number on al Relief to Off-Street For of Facilities (IV.B.2) et Loading (IV.C.3) Re-Use (V.B) of Development Rights (See Regulations (V.G) ole Housing (V.H) dult Housing (V.I) aru Facility Regulations (V.G) whood Cluster Development Rights (V.I) aru Facility Regulations (V.I) aru Facility R	Varking Design Standards (1970) V.J) ent (V.K) ment (V.M)	ices (IV.B.1) [V.B.3.g)
3D Applicat	tion		
	MANAS EN	dien Demil	25.
	Use (II.B. Reduction Dimension Location Use) Location Use (II.B. Reduction Use) Location Use (II.B. Reduction Use) Location Use (III.B. Active And III.B. Active And III.B. Open Spin Other (III.B.	ress:	ress: 23 NONCESTER ROAD ype (Check all that apply) Use (II.B) Reduction in the Required Number of Off-Street Parking Spa Dimensional Relief to Off-Street Parking Design Standards (I Location of Facilities (IV.B.2) Off-Street Loading (IV.C.2) Historic Re-Use (V.B) Transfer of Development Rights (V.O) Mixed Use Regulations (V.G) Affordable Housing (V.H) Active Adult Housing (V.I) Drive-Thru Facility Regulations (V.J) Neighborhood Cluster Development (V.K) Agriculture Preservation Development (V.M) Open Space Cluster Development (V.L) Other (

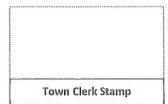
Submittal requirements can be found in each permit's respective section of the Framingham Zoning By-law

FORM L - SPECIAL PERMIT APPLCIATION

Framingham Planning Board

Memorial Building • Room B-37 • 150 Concord Street Framingham, MA 01702-8373 (508) 532-5450 • planning.board@framinghamma.gov





Filing Fee: Project Number: Public Hearing Date: Office Use Only \$7524.20 Total PB-030-16 9/15/16 231 WONCESTER ROA Submission Type (Check all that apply) Use (II.B) Reduction in the Required Number of Off-Street Parking Spaces (IV.B.1) Dimensional Relief to Off-Street Parking Design Standards (IV.B.3.g) Location of Facilities (IV.B.2) Off-Street Loading (IV.C.36) Historic Re-Use (V.B) Transfer of Development Rights (V.O) Mixed Use Regulations (V.G) Special Affordable Housing (V.H) **Permit** Active Adult Housing (V.I) Drive-Thru Facility Regulations (V.J) Neighborhood Cluster Development (V.K) Agriculture Preservation Development (V.M) Open Space Cluster Development (V.L) Other (Other (Other (Chapter 43D Application **Property Information** Current Use of Property: VACANT FORMER RESTUMM Proposed Use of Property: MARTIAL ANTS STUDIO

Submittal requirements can be found in each permit's respective section of the Framingham Zoning By-law

LITERAL COMPLIANCE WITH OFF SMEET COADING
REINCEXCUSINE OF ACIESS DRIVES IS NOT
PRACTICAL FOR THIS PROPERTY, COADING CAN
BR ACCOMPLISHED WITHIN THE PROPUSED
ACCESS DRIVEWAY WITH OUT IMPACT 10
ACCESS DRIVEWAY WITH OUT IMPACT TO PUBLIC PRIVATE WAYS OR ABUTING PROPERTIES.

Describe your request under section:	
	,
Describe your request under section:	
Describe your request under section:	

CLICK BELOW TO SUBMIT THIS FORM TO THE PLANNING BOARD

Email

(if filling out FORM E, page 3 is not required)

(if filling out FORM E, page 3 is not required)

Project Information

Attorney Name:	Email:	
Mailing Address:		Phone:
Project Engineer Name:	Email:	
Mailing Address:		Phone:
Traffic Engineer Name:	Email:	
Mailing Address:		Phone:
Stormwater Engineer Name:	Email:	
Mailing Address:		Phone:
Landscape Architect Name:	Email:	
Mailing Address:		Phone:

Zoning Data

Section IV.E. Dimensional Requirements for additional information				
	Existing	Proposed	Required	
Lot Area (square feet/acres)	/	/	/	
Frontage of Property (feet)				
Front Setback (feet)				
Side/Rear Setback (feet)				
Minimum Landscape Open Space Surface Ratio (%)				
Building Height (feet)				
Lot Coverage (%)				
Gross Floor Area Ratio of Building(s)				
Floor Area Ratio (gross floor area of buildings(s) ÷ size of parcel)				
Number of Parking Spaces				
Handicap Parking Spaces				
Bicycle Parking Spaces				
Loading Spaces				
Number of Loading Bay				